



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Authorization to Retain Consultant to Prepare Plans and Specifications for Public Safety Building Air-Conditioner Replacement

**MEETING DATE:** August 18, 1993

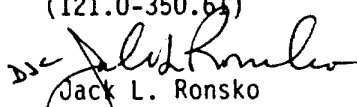
**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council retain Wenell Mattheis Bowe for the preparation of plans and specifications to replace the existing Public Safety Building air-conditioner chillers.

**BACKGROUND INFORMATION:** The existing Public Safety Building heating, ventilation and air-conditioning (HVAC) system was installed when the building was constructed in 1968. Recently two chiller units, located in the basement underneath the jail, failed. In attempting to repair the units, we found, from the manufacturer, that parts are unavailable and the units cannot be repaired. See the attached letter from ValAir, the local distributor for Carrier Corporation (Exhibit 1). The recommendation is that these units be replaced by a single, aboveground chiller unit, similar in size, capacity, and function to the large chiller unit that presently serves City Hall and the Carnegie Forum. The cost of this replacement unit will be approximately \$85,000 to \$100,000.

It is recommended that Council hire the firm of Wenell Mattheis Bowe to develop plans and specifications for this replacement chiller at an estimated cost of \$9,500 to \$12,000. Billing will be on a time-and-material basis (see attached Exhibit 2). The estimated time frame to complete this project is approximately three months from the time the architect is retained. Plans and specifications, when completed, will be brought back to Council for approval and authorization to go to bid.

**FUNDING:** Current appropriation: None  
Total project estimate: \$85,000 to \$100,000  
Proposed funding: City Hall Expansion and Remodel CIP Account  
(121.0-350.61)

  
Jack L. Ronsko  
Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent  
Attachments

cc: Assistant City Manager  
Chief of Police  
Fire Chief  
Finance Director  
Building and Equipment Maintenance Superintendent  
Purchasing Officer

APPROVED \_\_\_\_\_

THOMAS A. PETERSON  
City Manager



recycled paper

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AUG 18 1993



CITY OF LODI  
PUBLIC WORKS DEPARTMENT

August 18, 1993

Industrial Commercial Refrigeration  
1021 Black Diamond Way  
Lodi, CA 95240

ATTN: DAVID MUSTIN

SUBJECT: CHILLER PARTS

Thank you for your interest in replacement parts for the 30HJ045-4 and 30HJ065-4 chillers. Our Parts Department did extensive research in an effort to locate the parts you had requested.

These parts are no longer stocked or manufactured by Carrier due to the age of these 2 chillers. In addition, Carrier Engineering Support was contacted to determine if these parts could be produced on a special order, and we were informed that Carrier no longer owns the tooling to produce these parts.

If you have any questions or require any assistance, please contact myself or Glenda Baumgart in our Parts Department.

Regards,

A handwritten signature in cursive script that reads "Jeff Small".

Jeff Small  
Territory Manager

JS/tmt



August 18, 1993

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AUG 18 1993



CITY OF LODI  
PUBLIC WORKS DEPARTMENT

Dennis Callahan  
CITY OF LODI  
PUBLIC WORKS DEPARTMENT  
P.O. Box 3006  
Lodi, CA 95241-1910

SUBJECT: PROPOSAL FOR SERVICES  
PUBLIC SAFETY CHILLER REPLACEMENT

Dear Dennis:

We are pleased to submit this proposal to provide architectural and engineering services to replace the HVAC Chiller Unit for the Public Safety Building. The scope of work that this proposal is based upon is as follows:

#### SCOPE OF WORK

Replace two existing HVAC chiller units located in the Public Safety Building basement mechanical room with one new outside pad-mounted chiller unit. Provide redesign of equipment yard area and electrical service and hook-up of chiller.

The scope of services is as follows:

WENELL MATTHEIS BOWE, Architects

FEE

\$2,500

- Meeting with Client
- Site evaluation
- Demolition Plan and Site Plan
- Specifications  
(not including City of Lodi "Boilerplate")
- Cost Estimate
- Coordination of consultant engineers
- Site construction inspections (3 trips)

ARCHITECTURE

PLANNING

INTERIORS

Larry Wenell

Tim Mattheis

Thomas Bowe,

Architects

222

W. Lockeford St.

Suite # 9

Lodi, California

95240

209-369-8258

FAX

209-368-5098

Station

209-944-9110

San Francisco

415-481-9268



PROPOSAL FOR SERVICES  
PUBLIC SAFETY CHILLER REPLACEMENT  
August 18, 1993  
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GIBSON & ASSOCIATES, Mechanical Engineers

\$ 3,000

- Meeting with Client
- Site evaluation
- Engineering calculations
- Mechanical demolition and new equipment plan and schedules
- Cost estimate
- Specifications
- Site construction inspections (2 trips)

A.C. SYSTEMS, Electrical Engineers

\$3,500 - \$6,000\*

- Meeting with Client
- Site evaluation
- Service demand calculations
- Electrical demolition and new service plan and schedules
- Cost estimate
- Specifications
- Site construction inspections (2 trips)

- \* The lower fee assumes that the site evaluation determines the existing service panel and transformer are adequate to service the new chiller. The higher fee assumes the service panel and transformer are inadequate to meet the demand. In that case, the new panel and transformer would be designed and located to accommodate the City Hall Renovation and Addition service demands as well as the chiller replacement.

**FEE**

The fee ranges from \$9,000 to \$11,500 and will be billed on a time not-to-exceed basis plus reimbursables (estimate \$500).

PROPOSAL FOR SERVICES  
PUBLIC SAFETY CHILLER REPLACEMENT  
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**SCHEDULE**

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The proposed time frame is as follows:

Award A/E Contract	August 19
Complete A/E Design & Construction Documents	September 1
City Council Approval of Documents	September 1
City Council Approval of Bid	September 15
Construction end*	November 15

- Dependent on availability of chiller units

If this proposal meets with your approval, please sign one copy of this proposal or provide a purchase order and we will begin work immediately on this project.

Sincerely,

WENELL MATTHEIS BOWE



Larry Wenell  
President

LW:mh  
f:2/9362

**AUTHORIZATION TO PROCEED:**

By: \_\_\_\_\_

Date: \_\_\_\_\_